



**\$249,400**

- Lots / Land
- Active

## **13768 N CACTUS VALLEY CT, MARANA, AZ 85658, USA**

<https://rehomes.us>



Gorgeous cul-de-sac lot in gated Canyon Pass at Dove Mountain. build your dream home or purchase adjoining lot (on 13986 Copper Sunset) and build w/unrivalled views and privacy. Relatively flat buildable lot w/amazing views of rock formations, mountains and Saguaros. Enjoy the city lights at night after an amazing dinner at one of the nearby [...]

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### **Basics**



**Category:** Lots / Land

**Lot size:** 102366.00 sq ft

**County:** Pima

**Entry Timestamp:** 2023-05-26T11:19:27.263

**Municipality/Zoning:** Marana - F

**Township:** 11

**Area:** Northwest

**Status:** Active

**Days On Market:** 35

**List Number Main:** 22311495

**Lot Acres:** 2.35 acres

**Lot Dimensions:** Irregular

**View:** Mountain(s),Panoramic

**Property Use Type:** Residential

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## Description

**Legal Description:** Canyon Pass at Dove Mountain, Lot 238

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## Building Details

**Lot Features:** Cul-De-Sac,North/South Exposure

**Fence:** None

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## Miscellaneous



**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

**Subdivision Name:** Canyon Pass At Dove Mountain

**Direction:** N

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Telephone:** 520-742-5674

**Section:** 19

**Attribution Contact:** 520-907-3480

**Tax Code:** 218-40-533A

**Property Disclosures:** CC&Rs, Plat Map, Seller Prop Disclosure

**Road Maintenance:** HOA

**Distance to Utilities: Phone:** lot line

**Distance to Utilities: Gas:** lot line

**Distance to Utilities: Electric:** lot line

**Special Listing Conditions:** None

**Co-op Fee:** \$3

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** Dove Mtn & Canyon Pa

**Assessments:** \$0

**Community:** Dove Mountain

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Terms:** Cash, Conventional

**Distance to Utilities: Sewer:** lot line

**Distance to Utilities: Water:** lot line

**Phone: Location:** Available

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## Listing Office

**Listing Office ShortId:** 52896

**Listing Office Address:** 1880 E River Road, Suite 120, Tucson, AZ 85718

**Office ID:** 20220317222010367165000000

**ListingOfficeName:** Long Realty Company

**Listing Member Phone:** (520) 907-3480

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## Amenities & Features



**Neighborhood Feature:** Gated Community,Paved Street

**Water:** City

**Gas:** **Location:** Available

**Sewer:** **Location:** Available

**Electric:** Electric Company

**Water:** **Location:** Available

**Electric:** **Location:** Available

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## Nearby Schools

**High School:** Mountain View

**Middle School:** Tortolita

**School District:** Marana

**Elementary School:** Ironwood

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## Fees and Taxes

**Tax Year:** 2022

**Association & Fees:** **HOA Payment Frequency:** Quarterly

**Association & Fees:** **HOA Amt (Monthly):** \$149

**Taxes:** \$3,378.83

